

AGENDA
SPECIAL MEETING
COMMITTEE ON LANDS AND BUILDINGS

April 16, 2013
Aldermen Osborne, Ludwig,
Craig, Shaw, Levasseur

5:30 p.m.
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Osborne calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Ellen Weist, Manchester Community Grange Garden Project Director, requesting authorization to create a community garden.
Ladies and Gentlemen, what is your pleasure?

TABLED ITEMS

(A motion is in order to remove any item from the table.)

4. Report of the Committee on Lands and Buildings:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:

- the property be deemed surplus;
- the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
- the applicant maintains an existing 12 foot buffer; and
- no building expansion be allowed within the parcel

(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)

(Note: Tabled 11/19/2012; Referred back to the Committee on Lands and Buildings by the Board of Mayor and Aldermen on 10/02/2012)

5. Status report on the Adam Curtis Skate Park presented by James DeStefano.

(Note: Retabled 1/15/2013; Originally tabled 11/19/2012)

6. **ADDENDUM**

Communication from David Paris, Water Works Director, requesting authorization to purchase a piece of property in Hooksett.

Ladies and Gentlemen, what is your pleasure?

7. If there is no further business, a motion is in order to adjourn.

Manchester Community Grange
Community Garden Project Proposal

8 April 3013

To the Manchester Land and Building Committee,

Our organization's vision is to create a community garden here in Manchester. We have been directed to a piece of city park land which is currently sitting vacant and largely unused. This will provide a number of benefits to the City, the lower West side specifically. Polaris Charter School, Girls Inc, and we have partnered with UNH Co-op Extension Community of Practice as a means of starting small yet successfully building a community garden.

Our goal is to find new opportunities for the citizens of Manchester while creating a vibrant, environmentally conscious and recreational area in the City of Manchester NH that will assist with increasing the health of the participants, teach sustainable living and improve the value of properties in the surrounding areas.

We hope you will find this project worthy enough to go in front of the Board of Mayor and Alderman.

Respectfully,



Manchester Community Grange
Ellen Weist, Manchester Community Grange Garden Project Director

Attachments:

Proposal Grange Community Garden Project
Google Visual of Land
Letter of Support Manchester Conservation Commission
Endorsement Polaris Charter School
Endorsement Girls Inc
NH State Grange Mission Statement
Sample of Raised Beds being Proposed
Manchester Community Grange Letter to Residents
Small Plot Vegetable Gardening Information Packet

Proposal for a
Grange Community Garden Project

Vision & Mission of the Grange Community Garden Project

To create an new opportunity for interested citizens, Grange Members and students to come together to improve our community by forming new partnerships with business's, schools and city officials while creating a Community Garden in Manchester N.H.

Plan Guidelines

1. Establish trust factor with the Parks Department , City of Manchester and Homeowners abutting the property.
 - A) We are excited about our educational partnership with the Polaris Charter School and Girls, Inc. and look forward to assisting them with the educational opportunities of their students.
 - B) Have received letter of support from the Manchester Conservation Committee
 - C) Have shared our vision with Honorable Mayor Gatsas and Alderman Phil Greazzo.
2. The Manchester Community Grange is a part of the NH State Grange Organization (www.nhgrange.org) and whose core values involve itself in community service, improvement, education, while providing social and recreational fellowship for our members.
3. Actively Pursue Fundraising to sustain this project:
 - A) During the first year most of the donations will come from our members in terms of Labor and Time and the first year will consist mainly of establishing the garden plots.
 - B) Organize a fundraiser to assist the individual gardeners in purchasing the necessary supplies as well as future improvements as approved by the Parks Department and Grange Garden Committee.
4. Conduct an environmental survey of the area as the first step in identifying any invasive species or opportunities for planting of NH native species and flowering plants to help provide a home for native bees which are an essential step in the process of growing a fruitful crop.
5. Complete the necessary soil testing to determine the lands suitability for use as a community garden.
6. Identify water source and availability.
 - a) The first year individual gardeners will have to provide their own water if nature does not supply sufficient quantity.
 - b) Research options that may be available in terms of connection to water supply:
Availability to City Water, Water gathered from nearby structures using Rainbarrels as described in the NH Homeowners Guide to Stormwater Management or if access to the Piscataquog river for irrigation purposes is possible, allowed or even suitable for use in a Community Garden.
7. Identify if this land is related to the Piscataquog Trail Project or if it can add value to the project in the future. As noted on Google Maps- *The Piscataquog Trail is approximately 2.1 miles and connects the West Side to the amenities of downtown Manchester. Parking is available at the West Side Arena. Future plans for the trail include rehabilitating the abandoned trestle bridge and connecting to the Goffstown Rail Trail.*
8. Find new opportunities for the citizens of Manchester while creating a vibrant, environmentally conscious and recreational area in the City of Manchester NH that will assist with increasing the health of the participants, teach sustainable living and improve the value of properties in the surrounding areas.

9. Share the project vision with neighbors abutting the property and surrounding area to identify if what, if any concerns may exist with the project.

9. While we don't expect any conflict among individual gardeners, the Manchester Community Grange has established a Community Garden Project Committee who will be responsible for addressing any conflicts that may arise.

10. Have created an application that will be required of all participants that releases the landowner and the grange from liability for any injuries or accidents that may occur on the property as well as define the users responsibilities. Participants that successfully meet the requirements will be given a plot next year before any new gardener will be granted a plot.

11. Location and distribution of garden plots – While a final plan will not be finalized until the location has been approved for use by the city we envision raised plots 4 x 6 ft for Individual Garden, Two (2) 4 x 10 plot for Youth Gardening along the edge between the road abutting the property and extending from rocks 8 feet towards the middle of the property. This will minimize the impact on the Athletic Program use of this property in July and August. Plots will be a combination of traditional raised bed and Soxx material (See Attachment)

12. Locate sources of Plant or Flower Donations which can be planted around the site providing a positive visual and environmental improvement to the area.

a) We have received a verbal commitment of availability of our State Flower the Lilac from the State Flower Governors Lilac & Wildflower Commission and based on recommendations of expert Natural conservationists help conserve natural resources by planting mixes of Purple Coneflower, Lavender Hyssop, Wild Bergamot and Perennial blue Flax or other Flowering Plants to have wildflowers in the area that will provide a home for native bees, while supporting and essential step in the process of growing a fruitful crop.

b) We will continue spreading the work through our Fundraising and Outreach Programs.

Donation of Compost material from Hidden Wonders Farm 305 Baptist Hill Rd Canterbury NH 03224 Steve Allman in support of this project.

Donation of 200 Ft of Soxx (Material used in Concord Wellness Garden) was donated from EJ Prescott



Dunham Property

Community Garden Vision

Property is a vacant lot with future water connections possible

Who is the Manchester Community Grange? – A group of individuals 24 – 60 working together to improve our community. (3 Military Veterans, 2 Families with small children, A MBA Student, State Representative , Small Business Owner, Unemployed work-seeker)

How will this impact the Athletic Department use in July & August? - Our garden placement is being planned for the outer edge on the north side so that our impact is minimal. We support all programs for Youth and would not want to The Map showing bed placement will be added to packet April 15th but was unavailable for April 8th Submission to City council.

Manchester Conservation Commission
1 City Hall Plaza
Manchester, NH 03101

March 7, 2013

To the Manchester Parks & Recreation Department,

The newly established Manchester Grange has met with the Commission to give us the opportunity to review their conceptual plan regarding a Manchester Community Garden on the West Side of Manchester. We recognize the land to be developed into the Community Garden is owned by the city and further recognize this use is very appropriate and welcome the opportunity to partner with the Grange.

The Commission recommended approaching Girls Inc. to include that community, their girls, when developing their plot plan. Girls Inc. will be happy to engage their girls as urban gardeners. We further recommended meeting with abutters to discuss any potential issues pertaining to parking etc.

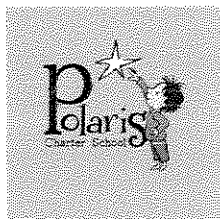
The Piscataquog River Local Advisory Committee has weighed in on the review and had a few recommendations. Raised beds should be built containing the growing mix. We recommend using organic fertilizers due to the proximity of the Garden to the River and parking should be very limited. We also believe it is appropriate use for the land.

Moving forward, the Commission and the PRLAC will be available to consult and to support the Grange's efforts.

Any questions please contact me @ 203-8440.

Respectfully,

Rep. Jane Beaulieu District 45, Manchester West Side, Resources Committee
Manchester Conservation Commission, chair
Piscataquog River Local Advisory Committee, member



100 Coolidge Avenue
Manchester, NH 03201
February 22, 2013

To Whom It May Concern:

It is a pleasure to endorse the Manchester Community Grange after meeting with representative members and hearing of their efforts to preserve the rural heritage of New Hampshire right here in the City of Manchester. I have no doubt that this group will improve the quality and enjoyment of the lives in our community by developing an outdoor education center on a donated and abandoned parcel of land on Durham Street. Their initial plans also include developing some small plots for community gardening, which will enrich both families and the neighborhood with healthy, edible beauty.

Polaris Charter School is especially excited about entering into a partnership with the Manchester Community Grange as we envision many mutual benefits. We have discussed starting seedlings for the outdoor education center, having horticulturists and naturalists come to speak to our students, and having our students research native plants to help identify life that may already growing on the donated land. We are just beginning to explore the possibilities, but as a brand-new public charter school for elementary-age children, we have much to learn and to share with another start-up organization devoted to developing the potential of our entire community.

In summary, we welcome the opportunity to support and work closely with the Manchester Community Grange as they endeavor to improve the quality and enjoyment of the lives in our community.

Respectfully,
Jill H. Cane, Ed.D.
Director of Polaris Charter School



GIRLS INCORPORATED

of NEW HAMPSHIRE

with subsidiaries in Southern Maine and Windsor County, VT

Administrative Offices
815 Elm Street, Ste. 4A
Manchester, NH 03101
603 625 1296
800 775 9372

Regional Centers

Greater Nashua
27 Burke Street
Nashua, NH 03060
603 882 6256

Capital
1 White Park
Green St. Community Ctr.
Concord, NH 03301
603 223 0087

Greater Manchester
340 Varney St.
Manchester, NH 03102
603 623 1117

April 5, 2013

To whom it may concern,

Girls Incorporated of New Hampshire is excited to work with Ellen and the Grange on their Community Garden project. Our facility is located across the street from the proposed garden and we look forward to helping in any way we can. The West side of Manchester is a perfect place for this, we are thrilled!

My discussions with Ellen have been about how to involve the girls who attend Girls Inc in this project. Ellen has great ideas and a passion for making this dream a reality. Our girls will enjoy learning about gardening and growing vegetables for our dinner program.

Please feel free to contact me if you have any questions. I can be reached at 625-1296.

Sincerely,

Jennifer Indeglia
Chief Operating Officer



A United Way Agency

Where girls *achieve* their personal best

www.girlsinnewhampshire.org

Inspiring all girls
to be strong,
smart, and bold.™

Preamble

Profoundly impressed with the truth that the National Grange of the Order of Patrons of Husbandry should proclaim to the world its general objectives, we hereby unanimously make this Declaration of Purposes.

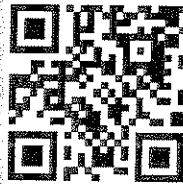
*In essentials, unity;
in non-essentials, liberty;
in all things, charity.*

- Grange Motto

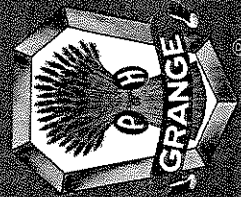
This Declaration of Purposes was adopted at the 109th Annual Convention of the National Grange—November, 1975
Columbus, Ohio

For more information on
Grange history and policies, contact:

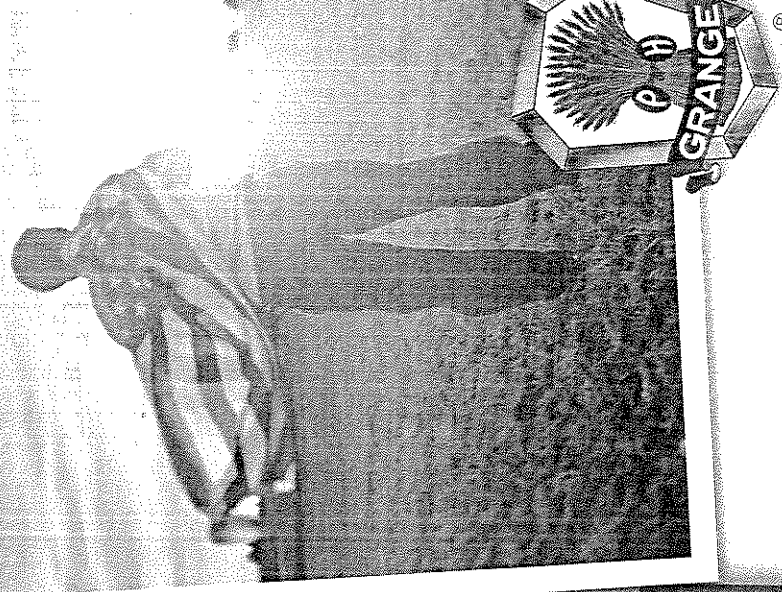
National Grange
1616 H Street, N.W.
Washington, D.C. 20006
(202) 628-3507



www.NationalGrange.org



American Values. Hometown Roots.



The Grange Declaration of Purposes

General Objectives

United by the strong and faithful tie of an agricultural fraternity, yet welcoming all of good moral character to membership, we mutually resolve to labor for the good of our Order, our country, and mankind.

We heartily endorse the motto, "In essentials, unity; in non-essentials, liberty; in all things, charity."

Specific Objectives

We shall endeavor to advance our cause by striving to accomplish the following objectives:

To develop a better and higher manhood and womanhood among ourselves; to enhance the comforts and attractions of our homes; to strengthen our attachments to our pursuits; to foster mutual understanding and cooperation; to maintain inviolate our laws, and to emulate each other in labor, in order to hasten the good time coming.

We propose meeting together, talking together, working together, and in general, acting together for our mutual protection and advancement. We shall constantly strive to secure harmony, good will, and brotherhood, and to make our Order perpetual. We shall earnestly endeavor to suppress personal, local, sectional, and national prejudices, all unhealthy rivalry and all selfish ambition. Faithful adherence to these principles will insure our mental, moral, social and material advancement.

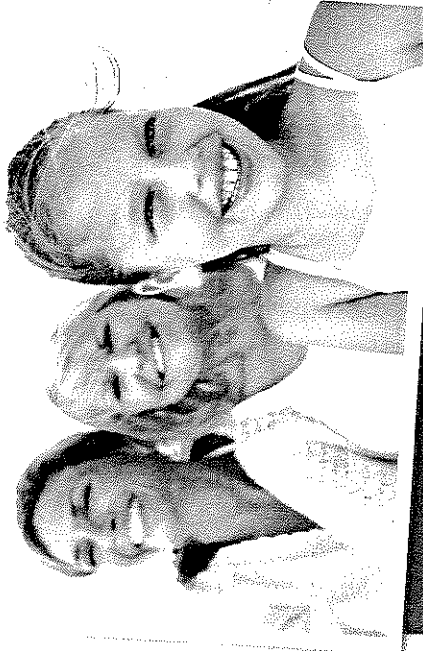
Business Relations

For our business interests we desire to bring producer and consumer into the most direct and friendly relations possible, remembering that "individual happiness depends upon general prosperity."

We are opposed to such spirit and management of any corporation or enterprise which tends to oppress people. We long to see the antagonism between capital and labor removed by common consent, and by statesmanship worthy of an enlightened people.

We are opposed to wages and salaries that exceed productive efficiency. We recommend that farmers buy wisely and produce efficiently to make their farms profitable; to make maximum use of the innovations of science and technology; to systematize their work and to calculate intelligently on probabilities.

To all we recommend sound money management that we may avoid insolvency and bankruptcy.



Education

We shall advance the cause of education by all just means within our power.

Influenced by our strong beliefs in the institution of the family, we are convinced that education begins in the family circle. Discipline is an essential part of education. Self-discipline comes with maturity. Until such time as this level of competency is reached, families and schools have a responsibility for enforcing adequate discipline.

We recognize the necessity of experimentation to develop new and better methods of education, but we caution against the widespread adoption of these innovative and experimental methods until they have been proven effective.

We recognize that education is a continuing process. We encourage all to continue their education through adult education classes, by continued reading, observation and such other methods as may be available, including radio and television.

We recognize the valuable contribution made to education by the printed word, especially in newspapers, periodicals and books, and will continue to advocate their widespread availability.

Outside Cooperation

Our Fraternity, being agriculturally based, family oriented and dedicated to the pure principles of equality under Constitutional Law, we appeal to all good citizens for mutual cooperation and assistance toward reform that we may remove from our midst the last vestige of inequity and corruption. We believe that harmony, equitable compromise and earnest cooperation are essential to future success.

The Grange—Not Partisan

We emphatically and sincerely assert the oft-repeated truth taught in our Constitutional Law, that the Grange—National, State, Pomona, or Subordinate—is not a partisan or party organization.

The principles we teach underlie all true statesmanship, and if properly carried out, will tend to purify the whole political atmosphere of our country; for we seek the greatest good to the greatest number.

We must always bear in mind that no one, by becoming a Patron of Husbandry, gives up that inalienable right and duty which belongs to every American citizen, to take a proper interest in the politics of one's country.

On the contrary, it is right for every member to do all in his or her power, legitimately, to influence for good the action of any political party to which he or she belongs. It is reserved by every Patron, as the right of a free citizen to affiliate with any party that will best carry out his or her principles.

We acknowledge the broad principle that difference of opinion is no crime, and hold that "progress toward truth is made by differences of opinion," while "the fault lies in bitterness of controversy."

We desire a proper equality and fairness; protection for the weak; restraint upon the strong; in short, justly distributed power. These are American ideals; the very essence of American independence; and to advocate the contrary is unworthy of the sons and daughters of our Republic.

We cherish the belief that sectionalism is, and of right should be, dead and buried with the past. Our work is for the present and the future. In our agricultural fraternity we shall recognize no North, no South, no East, no West.

Conclusion

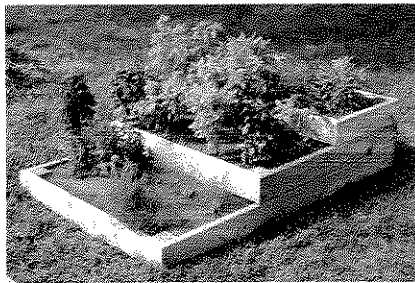
It shall be an abiding principle with us to relieve any of our oppressed and suffering members by any reasonable means at our command. We proclaim it among our purposes to continue our historical appreciation of the abilities and equality of women.

Implying the continued assistance of our Divine Master to guide us in our work, we pledge ourselves to faithful and harmonious labor for all future time; to advance by our united efforts, to the wisdom, justice, fraternity and political purity so earnestly sought by the wise and courageous men and women who founded our noble Order.



EJ Prescott Wellness Garden, Concord NH. We have received a donation for 200 feet and will be utilized in the Youth Garden

Sample of Raised Garden Bed 4 x 6, and a 3 tiered



Manchester Community Grange

1 April 2013

Community Garden Project

Would you like to have the city property located at Dunham Street developed to a place where you and your neighbors could gather among the trees , flowers and tomato laden vines? Or be involved in a project that could beautify and enrich your community? A group of Grange (www.nhgrange.org) Individuals in cooperation and partnership with the City of Manchester, Polaris Charter School and Girls Inc. are working to do just that.

The Manchester Community Grange has started building a strong and diversified coalition of supporters for the garden, as well as forming the educational partnerships to ensure this project is not only beneficial to the individual gardeners involved with the project, but can begin to develop the programs to help beautify and enhance the natural environment .

The vacant city owned lot on Dunham Street is being considered as a possible location for the garden project. The purpose of this letter is to inquire about your opinion regarding the creation of a community garden on this parcel of land. We would love the opportunity to share your thoughts and comments con related to the community garden in the West Side of Manchester with the Board of Mayor and Alderman. We'd also like to invite you to join the committee in planning and designing the potentially beautiful and vibrant community garden space. Our group presently meets at the State Grange building 10 Riverside Drive Hooksett NH @ 1:30 pm on the 1st and 3rd Sunday of the month.

The garden could be a place where community members grow nutritious produce on plots that they would maintain in accordance with the Garden Guidelines. In addition to making individual plots available to community members, the garden could begin serving as a positive natural park and vibrant part of the community. As we grow it could also begin servicing as a positive educational area offering workshops, educational information on environmental topics.

We are working with a local school and youth programs to develop positive educational and learning opportunities that all citizens and programs can utilize for their continued growth. The use of the land the first year will be minimal and serve as the test model to confirm or deny the value and success of this project for the community.

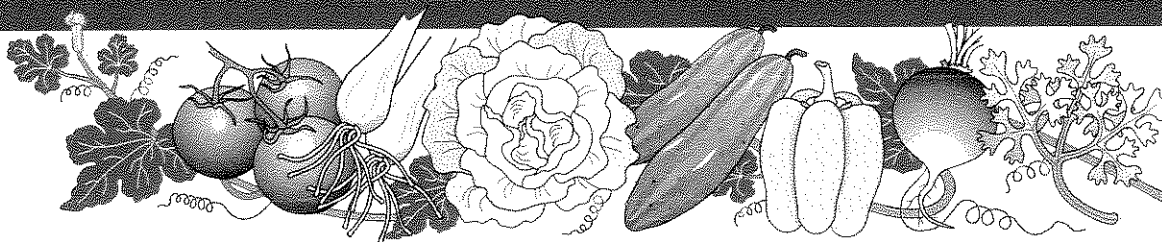
This project has received positive feedback from the Parks and Recreation department and is being forwarded to the Committee on Lands and Building Use for review at their April 5 2013 meeting. We hope to go in front of the Board of Mayor and Alderman in May and receive approval to begin this program in June 2013. Please contact Manchester Community Grange, and your city Officials and share your comments related to this project. The homeowners living by the area have a stake in this proposal and will be given the opportunity to share their concerns and be a part of the decision making process. We (The Manchester Community Grange) only desire is to create a area that only enhances the area and the lives of those that live in the neighborhood.

Thank you for considering our proposal. Whether or not we obtain consent to use the parcel mentioned or if we find land elsewhere, we encourage your feedback and participation in the process planning for our community vision

www.nhgrange.org

Facebook Page - Manchester Community Grange

Ellen Weist Manchester Garden Committee Project Lead eweist2412@gmail.com Cell 207-216-3444



Small plot vegetable gardening

Many people grow their own fruits and vegetables for fresh, quality produce. However, the traditional, large, backyard garden doesn't fit everyone's lifestyle. Instead, some gardeners use intensive gardening techniques that help them get the most from their smaller plots. Container vegetable gardening is another option. This publication provides recommendations and techniques for growing quality vegetables in a limited space.

Site Selection and Preparation

Choose a site that receives at least six hours of sun each day. Vegetables grown in shady locations are usually less productive and of poor quality.

If possible, turn the soil in the fall. If not, rototill, spade, or plow the area to a depth of 6 to 8 inches in early spring, or as soon as the soil can be worked. Do not turn soil when it is wet because it will remain hard and lumpy all season. Remove clumps of sod, sticks, stones, and other debris, and level the area with a rake.

Just before leveling the soil for the last time, spread a complete analysis fertilizer, such as 10-10-10 or 6-10-4, evenly over the garden. Use 1 to 2 pounds per 100 sq. ft. (10 ft. x 10 ft.). For very small areas, use 3 to 4 teaspoons of fertilizer per square foot. Then rake the fertilizer into the soil.

Planning

Plan your garden on paper before planting. Determine the amount of space you have available, then decide what crops to grow. Be sure to allow adequate space for each plant to grow. When planning, consider incorporating some space-saving techniques. (Several space-saving techniques are discussed in the following section.) By planning your garden on paper you will know how many plants and seeds to purchase. Mark

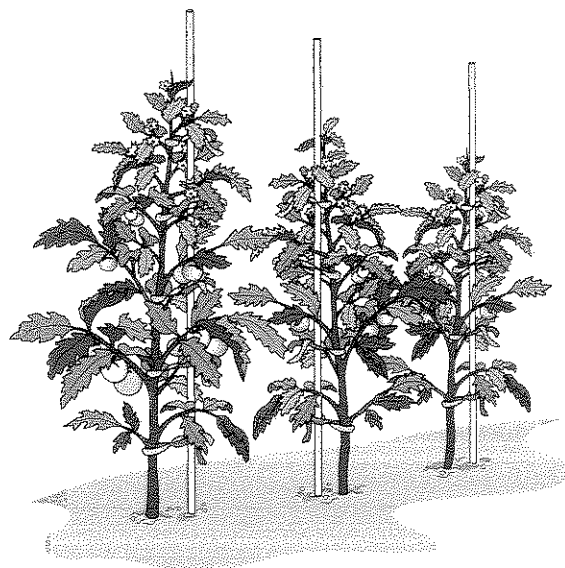
out the garden area with stakes before you plant so you know where each crop will be planted.

Space Saving Techniques

Interplanting—Grow two or more vegetables in one area by planting slow (long season) and fast maturing (short season) crops. The fast maturing vegetables will be harvested before the crops begin to crowd each other. Harvesting the short season crop also provides additional space for the later maturing vegetables. Interplanting can be accomplished by sowing the seeds of a fast and slow growing vegetable together in the same row. For example, radishes (fast maturing) and carrots (slow maturing) can be sown together. Another method is to alternate rows of fast and slow maturing vegetables. An example would be a row of leaf lettuce between two rows of tomatoes.

Succession planting—As soon as one crop is finished, plant another. When cool-season crops, such as lettuce, spinach, radishes, and peas are harvested, replant with beans, beets, or summer squash.

Use vertical space—Use a trellis or fence to support pole beans, cucumbers, and squash. Cage or stake tomatoes.



Wide row planting—Scatter seeds over an 8- to 12-inch wide-band rather than in a single row. This method is excellent for leafy vegetables, such as spinach and lettuce, which form a leaf canopy that prevents weed growth. Carrots and onions, however, do not produce a dense leaf canopy and may require tedious hand weeding between the plants within the band.

Bush varieties—Plant “bush” varieties of cucumber, muskmelon, watermelon, and squash that produce fruit on much shorter vines. These plants take up less space in the garden than standard varieties. See Table 1 for recommended bush varieties.

Square foot gardening—This is a form of intensive gardening in which the garden is marked off into squares of space for crops rather than planting in straight rows. The name comes from partitioning blocks of garden space that are 1 ft. x 1 ft. A common arrangement is to mark off squares that are 4 ft. x 4 ft. (16 sq. ft.). This area is then divided into four parts that are 2 ft. x 2 ft. One tomato plant or equally spaced seeds are then planted in these square areas, depending on the space needs of the plant. (For more information, see *Square Foot Gardening*, by Mel Bartholomew, Rodale Books, 2005.)

Summer Care

If crops are planted in wide rows or square-foot plots, hand weeding will be necessary until the canopy of the foliage covers the area and prevents weed growth. For minimum maintenance and weed control, apply an organic mulch around the plants after the soil has warmed. A mulch also helps retain moisture in the soil. Grass clippings (3 to 4 inches), straw (4 to 6 inches), and sawdust (1 to 2 inches) are excellent mulches. Water is one of the most limiting factors for good plant growth. Most vegetables require 1 inch of water per week. Irrigate the garden weekly during hot, dry weather.

For more information

Additional information about vegetable gardening and other horticultural topics is available from local extension offices and from these Web sites:

ISU Extension Distribution Center (online store)—
<https://store.extension.iastate.edu/>

ISU Extension Horticulture—
www.yardandgarden.extension.iastate.edu

Table 1. Suggested vegetable varieties for small plot gardens

Beets	Red Ace, Ruby Queen
Carrots	Danver's Half Long, Little Finger, Nantes Half Long
Cucumber	Patio Pickle, Pickle Bush, Salad Bush, Spacemaster
Eggplant	Black Beauty, Black Bell II
Green Beans	Derby, Provider, Topcrop
Lettuce	Black Seeded Simpson, Buttercrunch, Green Ice, Green Salad Bowl, Red Sails
Muskmelon	Honey Bun, Minnesota Midget
Parsley	Champion Moss Curled, Dark Green Italian
Pepper	Bell Boy, Cajun Belle (hot), Lady Bell, Mariachi (hot), New Ace, Orange Blaze
Pole Beans	Blue Lake, Kentucky Blue
Radishes	Champion, Cherry Belle, Comet, Sparkler, White Icicle
Spinach	Long Standing Bloomsdale, Melody, Tyee
Summer Squash	Pic-N-Pic, Zucchini Elite
Swiss Chard	Fordhook, Lucullus
Tomatoes	
Standard	Bush Early Girl, Celebrity, Jetstar
Patio	Patio Hybrid, Patio Princess
Grape	Red Candy, Sweet Zen
Winter Squash	Bush Delicata, Bush Table Queen

Originally prepared by Linda Naeve, former extension horticulture associate. Revised by Richard Jauron, extension horticulturist.

...and justice for all

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Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture, Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Manchester Community Grange Community Garden Vision and Mission Statement

Citizens of Manchester NH and the surrounding areas have a desire to improve the community around us by establishing a community garden where individuals can plant vegetables, ornamentals, and interact in nature while providing a means to a healthier lifestyle

- ☐ Individuals Participating will be required to maintain their plots or risk losing them to other gardeners. Daily watering and regular weeding will be required of all participants and is stated in the Individuals garden application.
- ☐ The population the first year is 7 – 50, but will provide opportunities for all ages if the desire is there.
- ☐ The 1st year individuals participating in the garden are from The Manchester Community Grange, Girls Inc, and Polaris Charter School.
- ☐ We are excited about the opportunity to share growing knowledge with each other and the youth organizations as we investigate successful growing techniques in an urban environment. .
- ☐ Number of Participants the 1st year will include 12 Individual Garden Plots and a Youth Garden Area for Girls Inc.
- ☐ As additional individual garden plots become available, Workshop Opportunities or Community clean up days Ads will be placed in the Union Leader and Hippo alerting the public to the opportunity. The Manchester Community Grange is an organization committed to sharing and growing together. “ American Roots, Hometown Values”.
- ☐ Educational Plots 3 x 3 test model is classroom project at Polaris Charter School this spring.
- ☐ Produce grown in these plots will be used by the individual gardeners at home and Girls Inc Summer Program. The Manchester Community Grange is excited to be a part of UNH Cooperative Extension Community in Practice program.
- ☐ The Grange Organization main mission is giving back to the community and sharing knowledge. Lecturer programs are held throughout the year at our meetings on various topics by experts.
- ☐ Within 5 years Manchester Community Grange envisions a peaceful and relaxing area citizens of Manchester can visit to explore native plants, learn about growing techniques that supports Manchester’s Greening the City Plan and that community members helped to create and maintain.
- ☐ Fundraising and garnering Business Leaders support are being developed to allow sustainability of the individual garden plots and youth plots. Support has been received for compost, topsoil and seeds for youth garden . Individual gardeners will be covering the cost of the raised bed themselves the 1st year..

To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully recommends, after due and careful consideration, that the communication from Constantine Scrivanos on behalf of the Dunkin' Donuts Store located at 921 Beech Street to purchase City owned parcel 271-2 be approved with the following stipulations:

- the property be deemed surplus;
- the applicant submit a Lot Line Adjustment plan to the Planning Board for approval;
- the applicant maintains an existing 12 foot buffer; and
- no building expansion be allowed within the parcel

(Unanimous vote with the exception of Aldermen Ludwig and Osborne who voted in opposition)

Respectfully submitted,


Clerk of Committee

At a meeting of the Board of Mayor and Aldermen held October 2, 2012, on a motion of Alderman Roy, duly seconded by Alderman Osborne, the report of the Committee was referred to the Committee on Lands and Buildings.


City Clerk

Matnec, LLC
3 Pluff Ave
North Reading, MA 01864
(978) 898-1200

8/21/12 Sp. L+B
New Business

Constantine G. Scrivanos
Direct: (978) 898-1333

City of Manchester
Board of Mayor and Aldermen
Attn: Mayor Gatsas
1 City Hall Plaza
Manchester, New Hampshire 03101

**Re: Dunkin' Donuts Store
921 Beech Street
Parcel 278/1**

Dear Sirs and Madam:

I am writing on behalf of Matnec, LLC to express interest in purchasing this 0.17 acre parcel of land. Pursuant to a licensing agreement with the City dated August 31, 1981, our store is using this parcel for parking and to provide additional access for our patrons.

Please let me know if the City is interested in discussing the possible sale of this parcel.

I look forward to hearing from you.

Sincerely,



Constantine G. Scrivanos



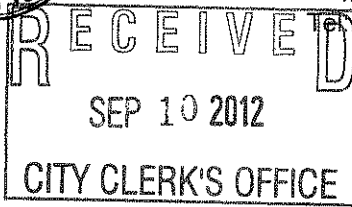
CITY OF MANCHESTER Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors



To: Chairman Ed Osborne, Committee on Lands & Buildings
From: Robert J. Gagne, Chairman, Board of Assessors
Date: September 10, 2012
Re: Tax Parcel 278/2A / Beech Street / 7,463 Sq.Ft. Portion of Livingston Park used by Dunkin Donuts store for parking and drive-up window access.

The Assessors have no interest or objection to the sale of City land as requested by Matnec, LLC (BMA New Business 8/21/2012). The following is a summary of important facts about the parcel:

Property Location	Beech Street & Hooksett Road / part of Livingston Park
Assessors Tax Parcel Map/Lot	Map 278 Lot 2A (no actual subdivided lot – record created for tax purposes only)
Property Owner	City of Manchester, Parks and Recreation Department
Deed Book/Page	Unknown / No title search undertaken
Date Acquired	Unknown
Improved/Vacant	Improved / Outbuildings only consisting of paved parking and driveway for drive-up window.
Total Land Area	7,463 square feet per license agreement and site plan.
Current Zoning	B-1 / Neighborhood Business & CV / Civic-Conservation
Overlay District	N/A
Easements / Restrictions	None known
Current Assessed Value	Total = \$102,600 / Assessed Land Value = \$99,500; Assessed Outbuilding Value = \$3,100
Comments	Use is by license to occupy from the Commissioners of the Parks & Recreation Department per agreement date 9/18/1981. Per RSA 72:23, I, City land occupied by a non-exempt entity is taxable. Tax Parcel created 3/19/2012.
Attachments	Vision Property Record Card GIS Parcel Location Map GIS Parcel Zoning Map GIS 2010 Aerial Photo Map

Property Location: BEECH ST

Account #02780002A

MAP ID:0278/ / 0002/A /

State Use:3370

Vision ID: 405254778

Bldg Name:

Print Date:09/10/2012 14:34

1 of 1

Sec #: 1 of 1

Card 1 of 1

CONSTRUCTION DETAIL

Element

Cd

Ch

Description

Model

00

Vacant

CONSTRUCTION DETAIL (CONTINUED)

Element

Cd

Ch

Description

MIXED USE

Code

Description

Percentage

3370

PARK LOT

100

COST/MARKET VALUATION

Adj. Base Rate: 0.00

Replace Cost

0

AYB

0

EYB

0

Dep Code

Remodel Rating

Year Remodeled

Dep %

Functional Obslnc

External Obslnc

Cost Trend Factor

Status

% Complete

Overall % Cond

Apprais Val

Dep % Ovr

0

Dep Ovr Comment

Misc Imp Ovr

0

Misc Imp Ovr Comment

Cost to Cure Ovr

0

Cost to Cure Ovr Comment

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code

Description

Sub

Sub Description

L/B

Units

Unit Price

Yr

Gde

Dp

Rt

Cnd

%Cnd

Apr

Value

PAV1

PAVING-ASPH

L

4,125

1.50

2006

0

50

3,100

PK1

PARKING SPA

L

15

0.00

2006

0

50

0

BUILDING SUB-AREA 4 SUMMARY SECTION

Code

Description

Living Area

Gross Area

Eff. Area

Unit Cost

Undeprec. Value

Ttl. Gross Liv/Lease Area:

0

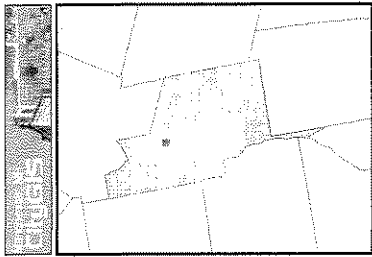
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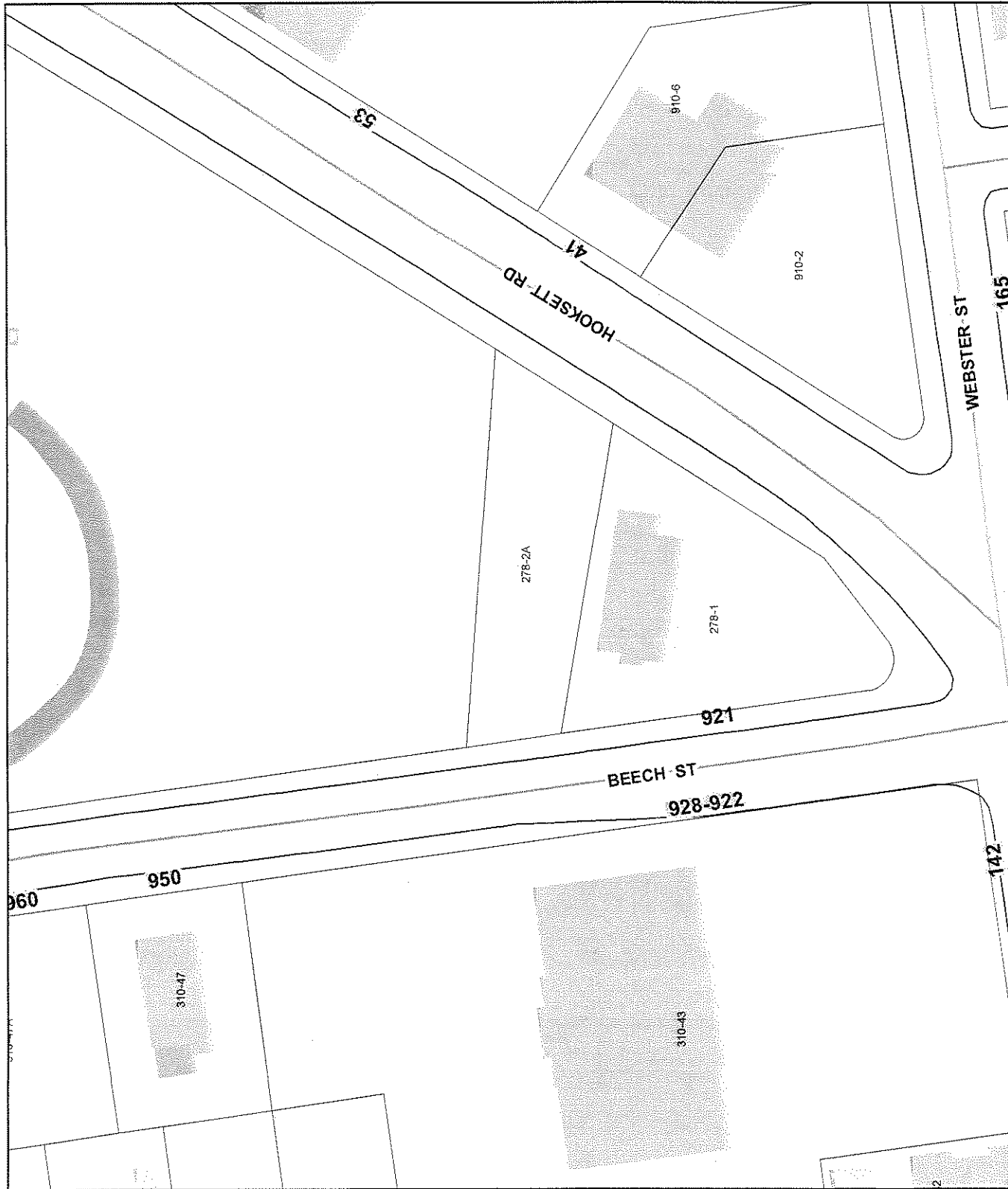
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4.5

No Photo On Record

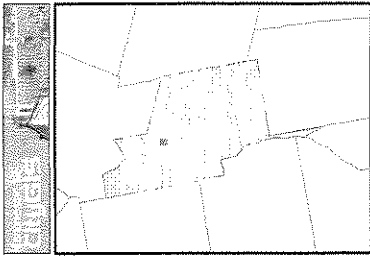


Area Map Showing Extent Of Map At Left

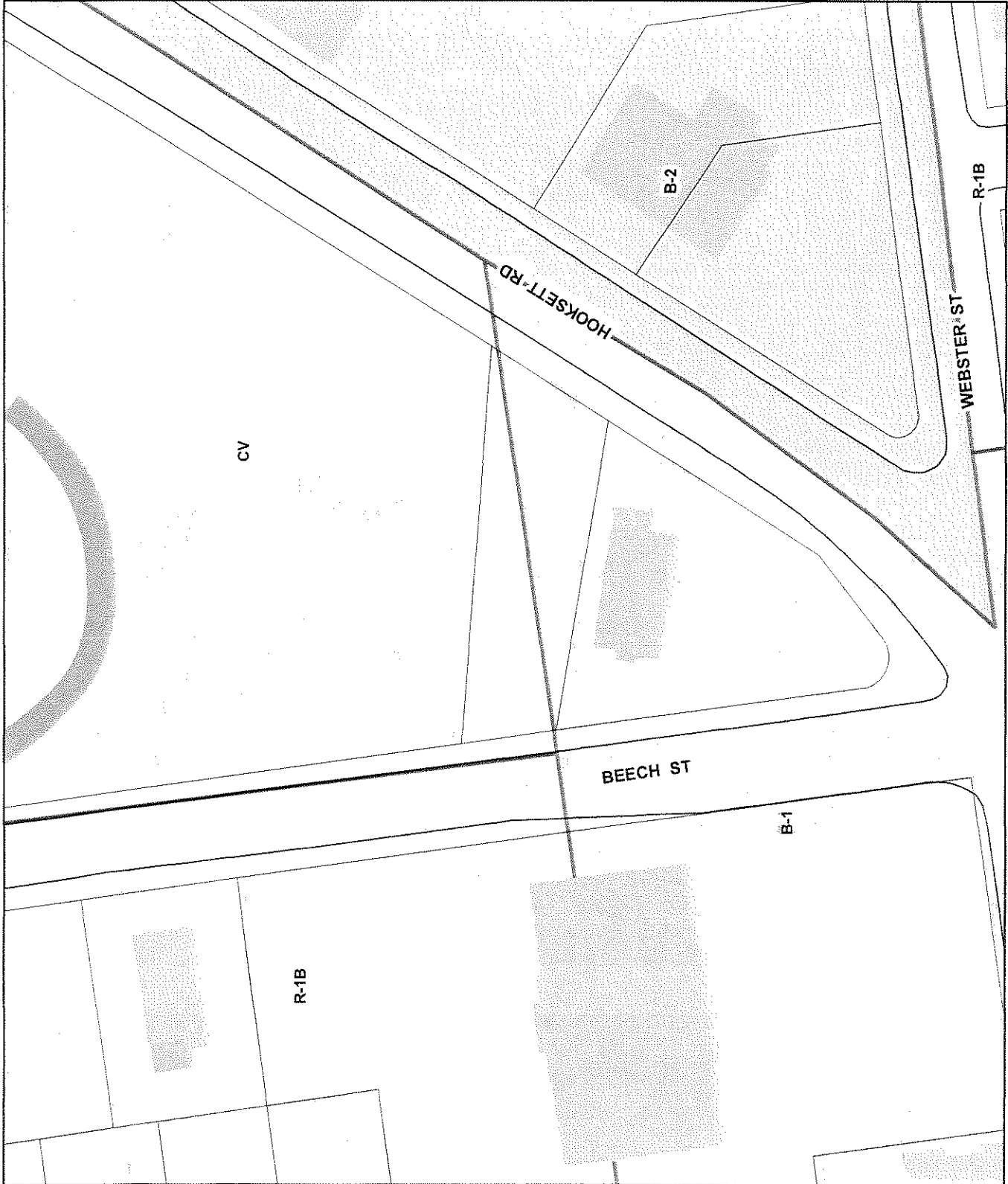


DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. It contains information derived from various sources, including aerial photography, and is not intended to be used for legal purposes. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The information is provided as is, without any representation or warranty, and is available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



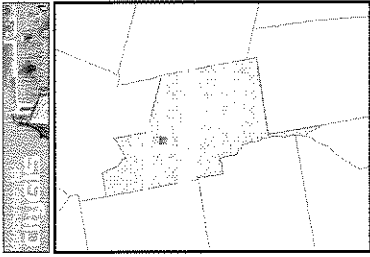
Aerial Map Showing Extent of Map at Left



City of Manchester, New Hampshire - CityGIS Map Print

DISCLAIMER

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City of Manchester, New Hampshire - CityGIS Map Print

DISCLAIMER

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Kevin A. Sheppard, P.E.
Public Works Director

Timothy J. Clougherty
Deputy Public Works Director

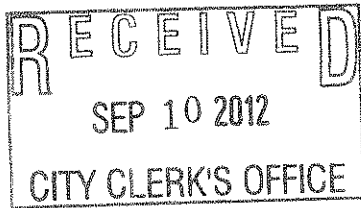
Peter D. Capano, P.E.
Chief of Parks, Recreation & Cemetery



Commission
Richard E. Powers, Chairman
George "Butch" Joseph, Clerk
Andrew Manning
William Craig
Robert Blaisdell

CITY OF MANCHESTER

Department of Public Works
Parks, Recreation & Cemetery Division



September 10, 2012

Committee on Lands and Buildings
1 City Hall Plaza
Manchester NH, 03103

RE: 921 Beech Street

Dear Committee members,

The Parks, Recreation and Cemetery Division of the Department of Public Works have reviewed the request for purchase of the parcel adjacent to the Dunkin Donuts property at 921 Beech St. This parcel has been in use by agreement with the Parks Commission since 1981. Dunkin Donuts utilizes it for their drive through and for employee parking.

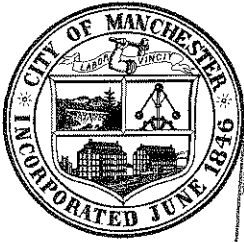
According to the city solicitor's office the parcel has no restrictions on its sale, and we have no plans to utilize it as park land. Therefore, we have no objection to the sale with the thought that getting the parcel on the tax roles is beneficial to the city.

Conditions of the sale should include maintaining an existing twelve foot buffer extending from the edge of the pavement to the fencing on the tennis courts. Additionally, we recommend that no building expansion be allowed within the parcel to avoid a sense of crowding the park.

We also understand that the property did not go through subdivision. This process should be undertaken by others with our input.

Sincerely,


Peter D Capano
Chief



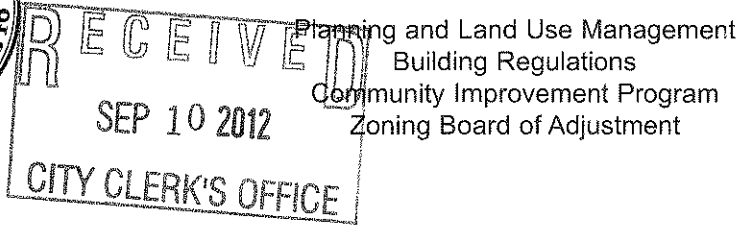
CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations



10 September, 2012

Alderman Ed Osborne, Chairman
Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, New Hampshire 03101

re: *Request by MATNEC LLC to acquire portion of Livingston Park land (TM 278, Lot 2)*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.15-25 pertaining to the above-referenced parcel.

Background: MATNEC LLC, the owner of the “Dunkin Donuts” property at 921 Beech Street (TM 278, Lot1), has recently requested the opportunity to acquire a portion of the abutting south end of Livingston Park (TM 278, Lot 2) which the City, beginning in 1981, had leased to a previous owner of the “Dunkin Donuts” property (see the shaded area on the accompanying map). Most of this previously leased area is currently being used to provide parking and a vehicular order-to-go lane for “Dunkin Donuts”.

After investigating the matter and consulting with other City agencies, we have determined that there are no known restrictions that would prevent the City from selling to the private sector a portion of City-owned Livingston Park property in this vicinity. Furthermore, The Parks, Recreation and Cemetery Division has indicated that they have no plan to use this area as park land and have no objection to the transfer of this land to MATNEC LLC providing two conditions are met: that in order “to avoid a sense of crowding” in the tennis court area of Livingston Park, (1) the existing 12-foot green space buffer between the edge of pavement and the tennis court fencing will continue to be maintained and (2) no further building expansion will take place on TM 278, Lot 1.

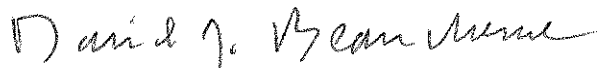
Zoning: The zoned portion of City land under discussion is split-zoned, with the majority of the land zone “Conservation District” and part of the land zoned “Neighborhood Business (B-1). While the land under discussion has been used in conjunction with the “Dunkin Donuts” business since 1981, the “Conservation District” is more appropriately delineated as the City’s open space and recreational lands.

Surplus Determination and Disposition: For these reasons, it appears there are no practical grounds why this portion of City-owned Livingston Park land currently under discussion could not be declared surplus and, if deemed appropriate, sold in a manner consistent with Section 34.21 of the City Ordinance. If this is the case, the City may wish to find that it may reasonably sell the subject portion of Livingston Park to MATNEC LLC since the abutting property owners at TM 278, Lot 1 – whether they have had a lease agreement with the City or not – have consistently used the City-owned land in question for commercial purposes associated with the “Dunkin Donuts” operation.

We would further recommend that any sale of the subject property be contingent on the applicant’s submission of a Lot Line Adjustment plan, acceptable to the Parks, Recreation and Cemetery Division, to the Planning Board, for approval, which fulfills the above noted concerns of the Parks, Recreation and Cemetery Division.

If you have any questions, staff will be available at your meeting.

Sincerely,

A handwritten signature in cursive script, reading "David J. Beauchesne".

David J. Beauchesne, Senior Planner

Copy: Leon LaFreniere, Director; file

Environs of Livingston Park (South End)

Livingston Park
TM 278, Lot 2
Manchester Parks & Rec.
(133.8 ac.)

Tennis
Court
Fence

Portion of TM 278, Lot 2
(Livingston Park)
formerly subject to
lease agreement
7,463 s.f. (0.17 ac.)

CV

R-1B

BEECH ST.

B-1

D.W. HIGHWAY - U.S. RT. 3 - HOOKSETT Rd.

B-2

Dunkin Donuts
921 Beech St.
TM 278, Lot 1
MATNEC LLC
14,168 s.f. (0.33 ac.)

WEBSTER ST.

R-1B

ASH ST.

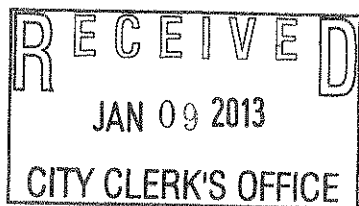
Zoning District Boundary Line

1. This map was created by the City of Manchester Planning & Economic Development Department (D. Beauchesne), 10 September, 2012.
2. All geographic information shown on this map was derived from the City of Manchester GIS.

0 25 50 75 100 Feet



January 9, 2013



Maura Leahy
Office of the City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101

RE: LAND AND BUILDINGS COMMITTEE

Dear Maura:

Pursuant to our recent discussion, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

Specifically, I'd like to know from the City and L&BC if it supports the following concepts:

- 1) Allowing the www.XMVskate.com entity to long-term NNN land lease the skate park property from the City; and
- 2) Allowing the www.XMVskate.com entity to long-term NNN lease of the Regis Lemire Community Center property from the City.

If in agreement, I'd like direction on the process to formally begin negotiating details of the leases, as well an operating agreement. Specifically, we'd need to determine and agree to such things as:

Improvements to be made and approval process
lease rate/terms/lessee obligations
timetables for control/construction
capital reserve requirements
revenue sharing
operations
bonding
security
environmental protection
records inspection
assignment & subcontracts
insurance
default & termination
other

-more-

Maura, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

James T. DeStefano
XMV Project Coordinator

65 Michigan Ave.
Manchester, NH 03104
603-930-8408
jtd@grubbellisne.com

CC: Peter Capano, Parks Department Director

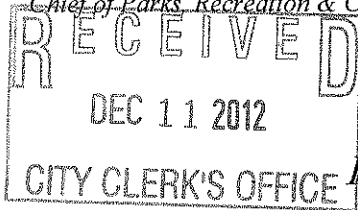
Kevin A. Sheppard, P.E.
Public Works Director

Timothy J. Clougherty
Deputy Public Works Director

Peter D. Capano, P.E.
Chief of Parks, Recreation & Cemetery



Commission
Richard E. Powers, Chairman
George "Butch" Joseph, Clerk
Andrew Manning
William Craig
Robert Blaisdell



CITY OF MANCHESTER

Department of Public Works

Parks, Recreation & Cemetery Division

December 11, 2012

Committee on Lands and Buildings
One City Hall Plaza
Manchester NH 03103

RE: Adam Curtis Skatepark

Chairman Osborne,

The Parks, Recreation and Cemetery Division of the Highway Department has been working with Mr. James DeStefano who is proposing a concept regarding the existing skatepark. The concept anticipates leasing the facility, making improvements to the site, and converting it to a year-round operation. We are happy to share our thoughts with you on this idea.

At present the Adam Curtis Skatepark is an open air, unregulated amenity located behind the Regis A. Lemire Youth Center at 275 Maple St. It is often the site of unwanted activity and is in need of some repair. Mr. DeStefano proposes to incorporate the youth center into an expanded structure that would serve as access to the skatepark. The skatepark would be either roofed and surrounded by fencing, or enclosed completely in a building. His plan is to charge admission to the site, offer concessions, and rentals.

We are comfortable with Mr. DeStefano's concepts and believe that either would reduce illicit activities and result in a better, safer, and more entertaining experience for skatepark users. However, the fully enclosed option is our strong preference. A roof and fence set-up, while increasing access control, would still leave the park exposed to fence breeches and vandalism. Only by completely enclosing the facility would these issues be minimized.

It is critical that the programs offered at the Regis A. Lemire youth center be continued. Computer access and help with homework are two of the services our Recreation Supervisor provides there to a local population in need. Additionally, we have some concerns regarding affordability to the skating clientele, though we believe that an analysis of the financial aspects of the project should come from others possessing this type of expertise.

Sincerely,

Peter D. Capano, P.E.
Chief – Parks, Recreation, Cemetery

475 Valley Street • Manchester, New Hampshire 03103 • (603) 624-6444 • FAX: (603) 624-6487
Cemetery Division • 765 Brown Avenue • Manchester, New Hampshire 03103 • (603) 624-6514

E-mail: parks@manchesternh.gov • Website: www.manchesternh.gov



CITY OF MANCHESTER

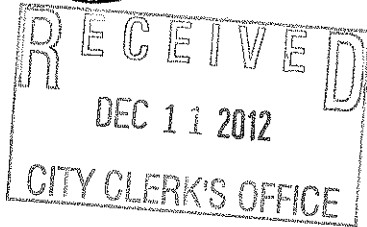
PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations



MEMORANDUM

Date: December 11, 2012

To: Committee on Administration and Information Systems

From: Max Sink, Deputy Director *M.S.*

Subject: Adam Curtis Skate Park

On Friday, October 12, 2012, Planner Jonathan Golden and I met with Jim DeStefano and his design team along with representatives from the Parks and Recreation Division to discuss possible options for improvements to the skate park facility.

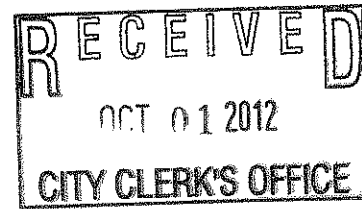
Based on the representations made of the various proposals, we believe that the improvements can be done in conformance with all applicable city codes.

We are available to answer any further questions you may have.

Tabled 11/19/2012

October 1, 2012

Matt Normand
Office of the City Clerk
City of Manchester
One City Hall Plaza
Manchester, NH 03101



RE: LAND AND BUILDINGS COMMITTEE

Dear Matt:

Pursuant to a recent discussion I had with Alderman Ed Osborne, I'm writing to request to be added to the agenda of the next Land and Buildings Committee meeting to provide an update on the proposed upgrades to the Adam Curtis Skate Park on Maple Street.

I was initially in front of the Committee back in February. Since that initial presentation, we have made some excellent progress and I wanted to come back to provide an update to the Committee.

Attached are two renderings of the park; one that is a full enclosure and one that is roofed & fenced. We have initial construction quotes upwards of \$2.3 M for the full enclosure plan. See enclosed renderings.

Matt, let me know if you have any questions, and I can get on the next L&BC meeting agenda. Thanks for your time and consideration.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Jim DeStefano".

James T. DeStefano
XMV Project Coordinator

65 Michigan Ave.
Manchester, NH 03104
603-930-8408
jtd@grubbellisne.com

CC: Alderman Ed Osborne
Peter Capano, Parks Department Director
Jay Minkarah, Economic Development Director

Encs.

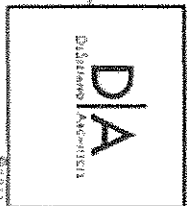


XMV SKATE PARK

MANCHESTER, NEW HAMPSHIRE

OPTION 1 FRONT PERSPECTIVE

24 JULY 2012



02.012

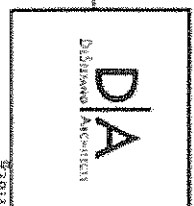


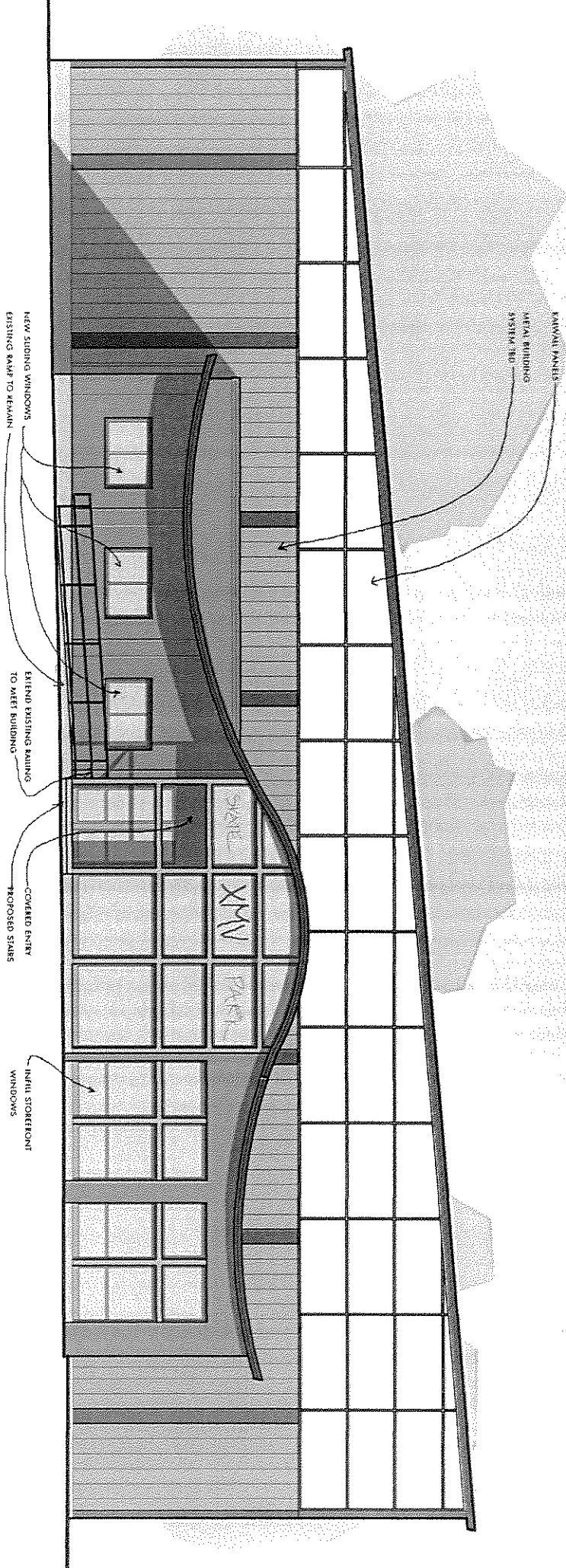
XMV SKATE PARK

MANCHESTER, NEW HAMPSHIRE

OPTION 1 RIGHT PERSPECTIVE

24 JULY 2012



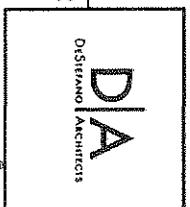


PROPOSED ADDITION AND RENOVATION TO:
XMV SKATE PARK
 MANCHESTER, NEW HAMPSHIRE

PROPOSED WEST ELEVATION OPTION 1

1/8"=1'-0"

13 JUNE 2012

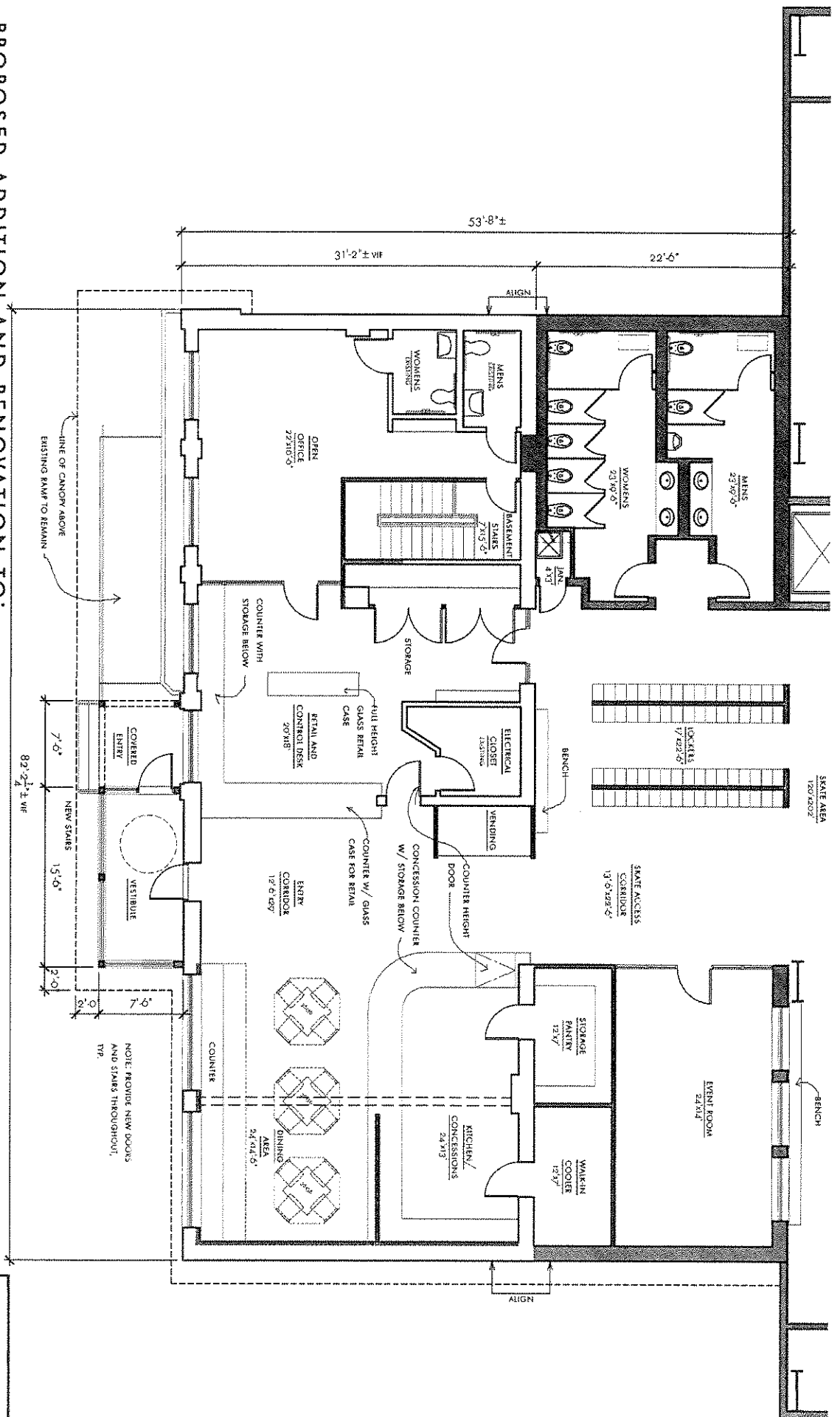


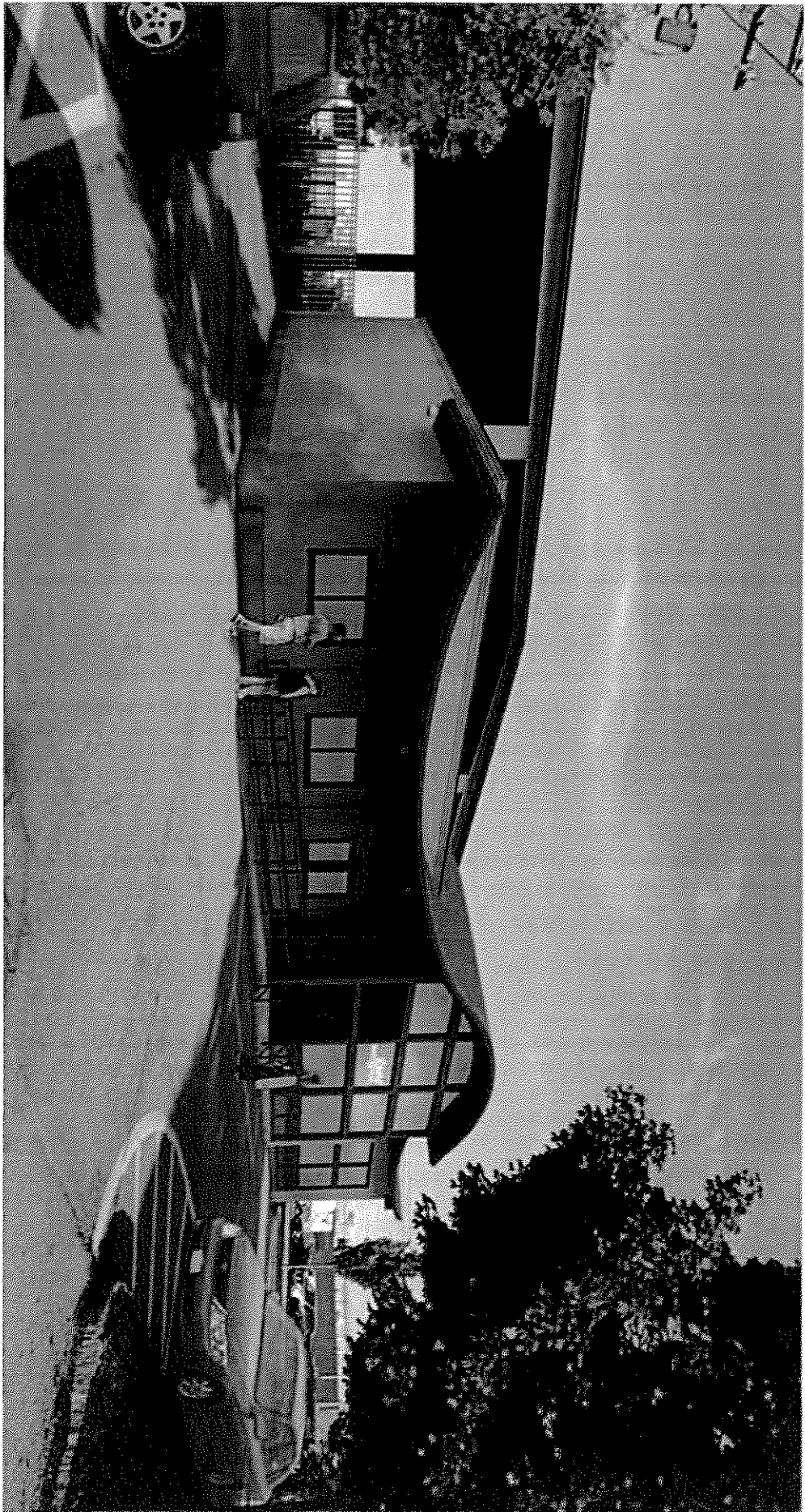
© 2012

PROPOSED ADDITION AND RENOVATION TO:
XMV SKATE PARK
MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 1
1/8"=1'-0"

13 JUNE 2012



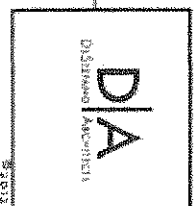


XMV SKATE PARK

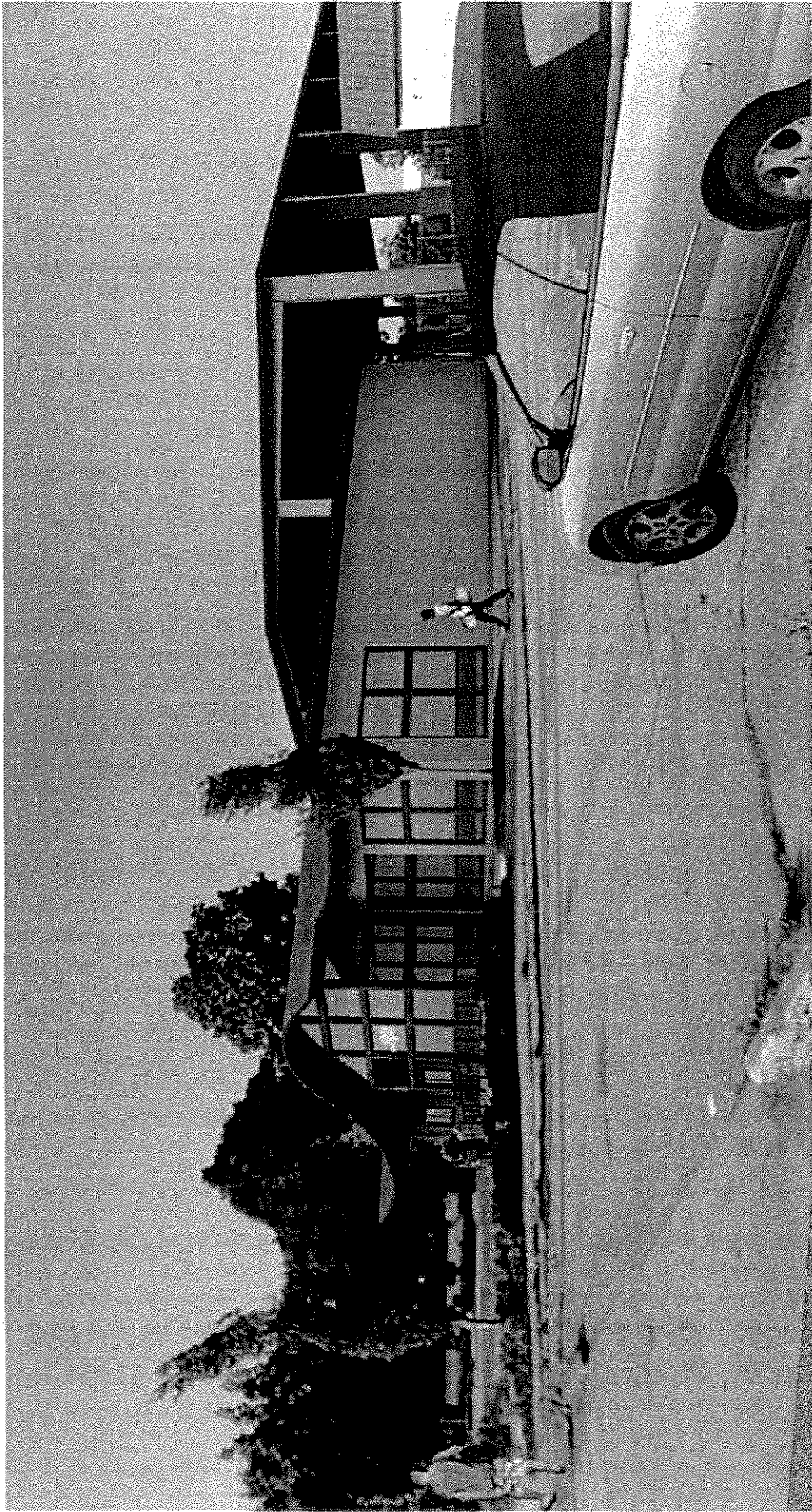
MANCHESTER, NEW HAMPSHIRE

OPTION 2 FRONT PERSPECTIVE

24 JULY 2012



2012

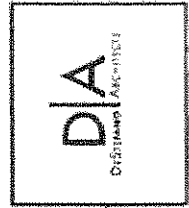


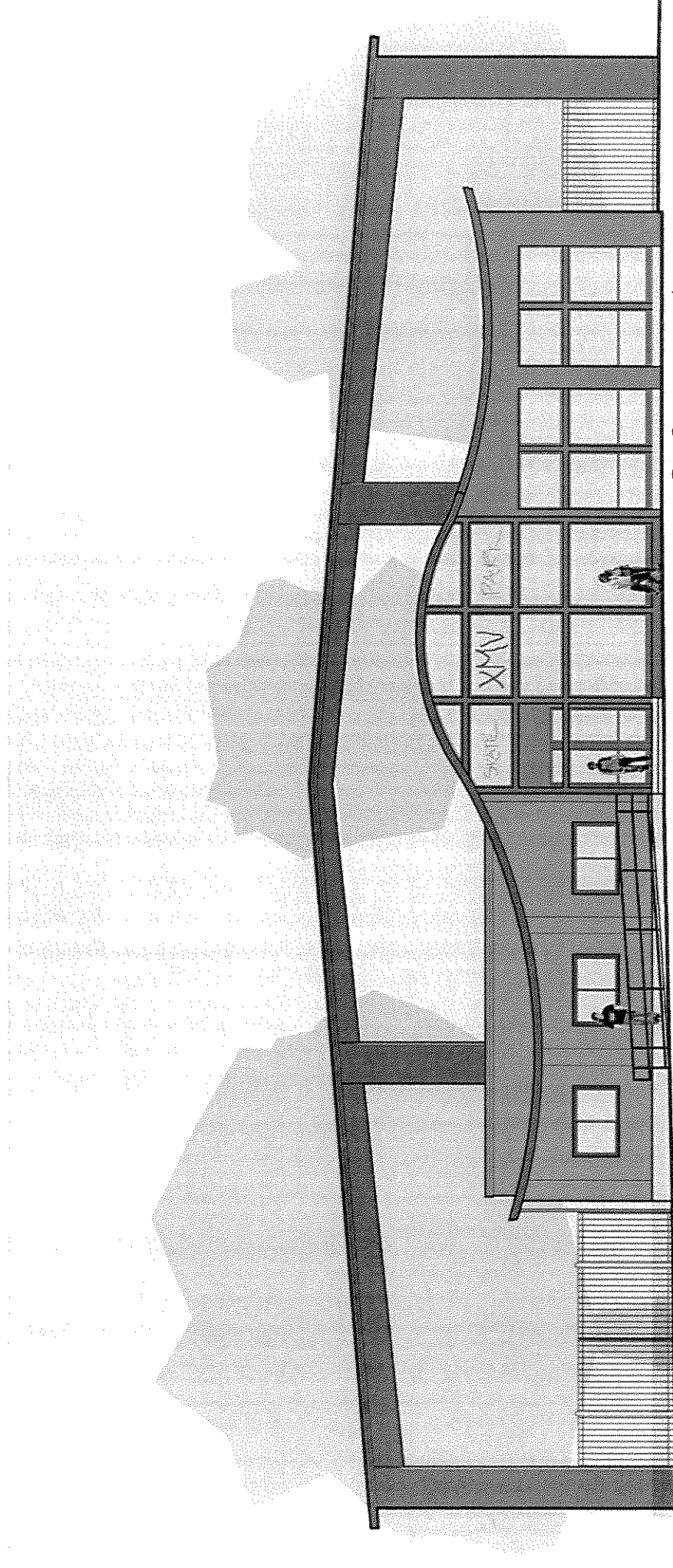
XMV SKATE PARK

OPTION 2 RIGHT PERSPECTIVE

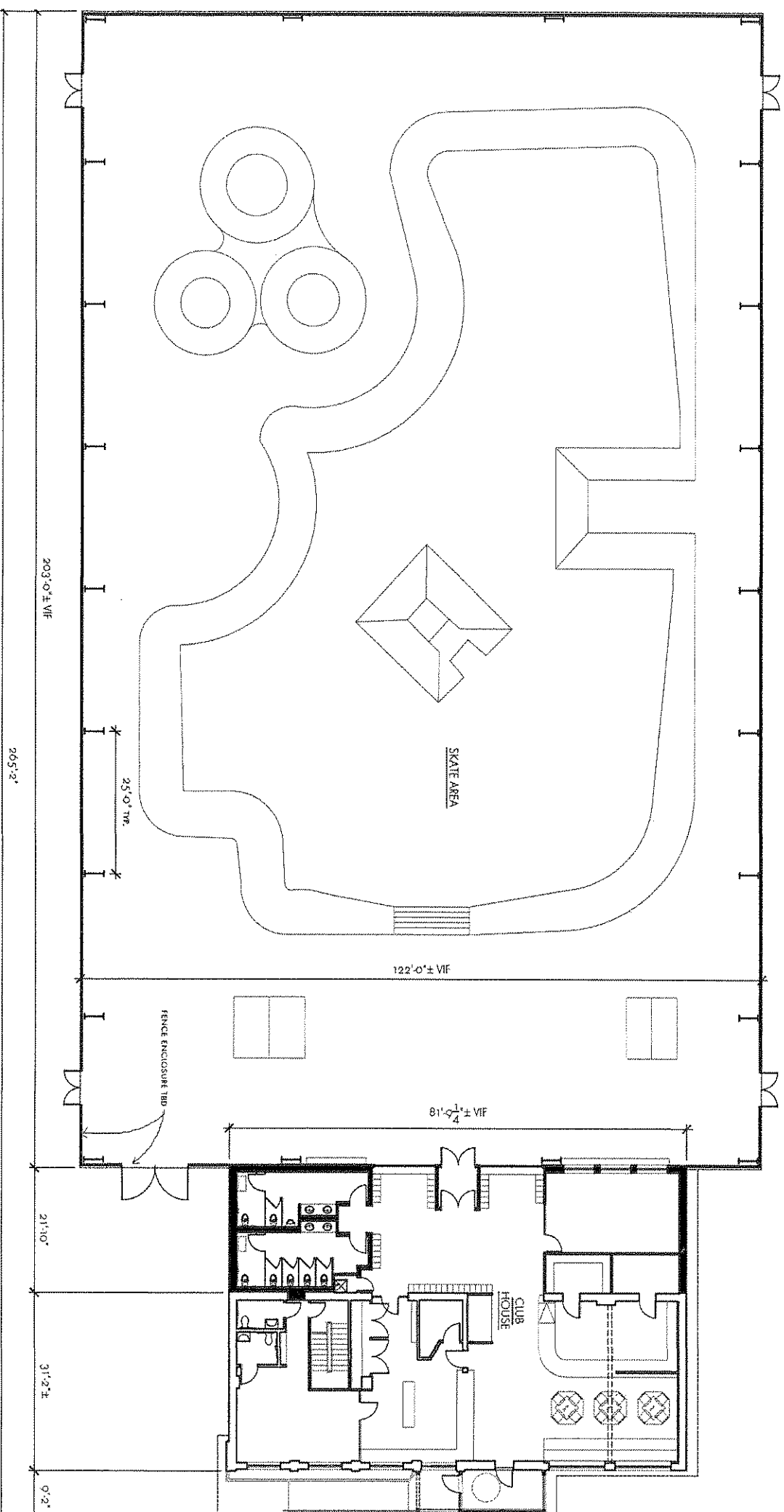
MANCHESTER, NEW HAMPSHIRE

24 JULY 2012





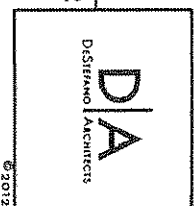
DE STEFANO ARCHITECTS ©2012



PROPOSED ADDITION AND RENOVATION TO:
 XMV SKATE PARK
 MANCHESTER, NEW HAMPSHIRE

PROPOSED PLAN OPTION 2
 1/16" = 1'-0"

13 JUNE 2012



©2012

PAUL G. LESSARD
President

KIMBERLEY L. GRISWOLD
Clerk

BERNARD G. GARRITY, JR.
PHILLIP SAPIENZA
MATTHEW GREENWOOD
CLIFF HURST

Ex Officio
HON. THEODORE L. GATSAS
Mayor

DAVID PARIS
Director



MANCHESTER WATER WORKS

281 LINCOLN ST., MANCHESTER, NEW HAMPSHIRE 03103-5093 Tel. (603) 624-6494

April 8, 2013

Alderman Ed Osborne, Chair
Lands & Buildings Committee

City Hall
One City Hall Plaza
Manchester, NH 03101

RE: APPROVAL OF LAND ACQUISITION – 700 QUALITY DRIVE, HOOKSETT, NH

Dear Alderman Osborne,

I would respectfully ask the Lands and Buildings committee to approve Manchester Water Works request to purchase a parcel of land in Hooksett on the Merrimack River for \$435,000. This parcel has been identified as the location for development of a supplemental source of water supply for Manchester. The parcel has been appraised by Crafts Associates, an independent and qualified appraisal firm for \$380,000. The current Hooksett tax assessment places this 7.5 acre parcel at \$372,000. The parcel comprises over 1,000' of river front and is located North of Exit 10, accessed off Kimball Drive with frontage on Quality Drive. I have attached a copy of the appraiser's summary letter and a one page map showing the parcel for the committee's information.

Background

The city of Manchester has benefitted for the past 140 years from an abundant and high quality source of water supply from Lake Massabesic. Today this lake supplies water at approximately 90% of its maximum capacity. The lake water is purified at a water treatment plant on Lake Shore Road that currently delivers an average of 18 million gallons of water daily to approximately 160,000 customers in Manchester and surrounding towns. We estimate that lake supply would not be sufficient to meet the demands of Manchester indefinitely and will require a supplemental source of supply within the next decade.

This estimate is based on a series of studies performed over the past 25 years. A 1985 study as well as subsequent studies in 1993 and 2001 identified the Merrimack River as a future supply for Manchester and neighboring communities that comprise the Manchester Water Works (MWW) customer base. Based on "High", "Medium", and "Low" demand projections, it was estimated that additional source water would be needed between 2009 and 2016.

Alderman Ed Osborne, Chair

April 8, 2013

Page Two

An investigation was conducted to make a recommendation on where and how to utilize the Merrimack for supply. As a result of that investigation, this parcel was identified and recommended by our consultant as a site conducive to the use of river bank wells for purification.


The concept of using the riverbank for filtration (RBF) was brought forward as a potential means to meet future water quantity and quality goals while minimizing or eliminating the need for pretreatment. These studies were completed in 2012 and identified this parcel as a prime location for this technology.

Summary

We are requesting the Lands and Buildings Committee to approve this recommendation and move it forward to the BMA for approval. This recommendation has been endorsed by our Board of Water Commissioners and is fully funded through our Merrimack River Source Development fund, dedicated to this effort.

David Miller, Manchester Water Works Water Supply Administrator and I will be available to answer any questions you may have or to provide any additional information requested. Thank you in advance for your consideration.

Respectfully,



David B. Paris
Director

Attachments:

1. John Crafts Letter
2. Site plan

November 27, 2012

David Paris
Assistant Director
Manchester Water Works
281 Lincoln St.
Manchester, NH 03103-5093

Re: REAL ESTATE APPRAISAL/SUMMARY REPORT OF
700 QUALITY DRIVE
HOOKSETT, NEW HAMPSHIRE
OWNED BY WEST RIVER ROAD, LLC
CAA PROJECT FILE NUMBER 60.0443

Dear Mr. Paris

I have inspected the above-captioned property in order to report my opinion of the Market Value of the fee simple interest as of November 10, 2012. The subject of this report consists of 7.45± acres of vacant land located between the Merrimack River and Quality Drive in Hooksett, New Hampshire. The subject site has a road referred to as Kimball Drive extending through the center of the property. The municipal tax maps show a cul-de-sac and an additional road linking Kimball Drive to Quality Drive on the site. Discussions with officials at the Town of Hooksett indicate that Kimball Drive is a recognized town road, while they had no information on the cul-de-sac or road leading to Quality Drive. It is a hypothetical condition of this assignment that the cul-de-sac and road leading to Quality Drive as well Kimball Drive extending through the subject property will be allowed to be removed. It is an additional part of the hypothetical condition that the residential properties to the north and south of the site will receive access via small connector roads off of Quality Drive. The cost associated with the construction of the two small connector roads would be paid by the developer of the site. The Town of Hooksett requires a 100 foot deep vegetated buffer zone along the Merrimack River. This indicated that approximately 2.41 acres of the site cannot be developed. Thus, the effective size of the subject parcel is estimated at 5.04 acres.

This is a Summary Appraisal Report that is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of

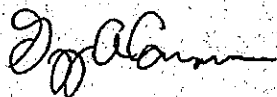
Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in our files. The information contained in this report is specific to the needs of the client and for the intended use stated in this report.

I hereby certify that I have inspected the subject property, that I have considered all factors that were pertinent to the value estimate, and that I have not knowingly or intentionally omitted any important data. I further certify that I have no present or contemplated future interest in the property, and that my professional fee is not dependent upon the value estimate.

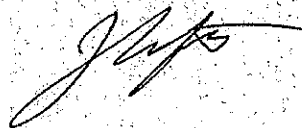
On the basis of my inspection, investigation, study and analysis, I am of the opinion that the subject's value is:

MARKET VALUE OF THE FEE SIMPLE INTEREST AS OF NOVEMBER 10, 2012.....\$380,000

Respectfully submitted,



Gregory A. Camann
Apprentice Appraiser
No. NHAA-668



John M. Crafts, MAI
Certified General Appraiser
No. NHCG-1

